

IN RE: PETITION FOR ADMINISTRATIVE	* BEFORE THE
ZONING VARIANCE	
SW/S Placid Avenue, 170 ft. W	* ZONING COMMISSIONER
of the c/l of Montego Avenue	
2715 Placid Avenue	* OF BALTIMORE COUNTY
9th Election District	
6th Councilmanic District	* Case No. 99-55-A
Raymond A. Reitenauer, Jr.	
Petitioner	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Raymond A. Reitenauer, Jr., for that property known as 2715 Placid Avenue in the Mis-Jan Estates subdivision of Baltimore County. The Petitioner herein seeks a variance from Section 208.2 of the Baltimore County Zoning Regulations (BCZR) to permit a front building addition setback of 20 ft., in lieu of 30 ft., to a front property line in a D.R.2 zone. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

COPIES FILED FOR THE
 9/3/98
 [Signature]


upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 3rd day of September 1998 that the Petition for a Zoning Variance from Section 208.2 of the Baltimore County Zoning Regulations (BCZR) to permit a front building addition to allow a setback of 20 ft., in lieu of 30 ft., to a front property line, in a D.R.2 zone, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC), namely, Development Plans Review Division, dated August 21, 1998, (copy attached) are adopted in their entirety and made a part of this Order.

LES:mmm


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

September 3, 1998

Mr. Raymond A. Reitenauer, Jr.
2715 Placid Avenue
Baltimore, Maryland 21234

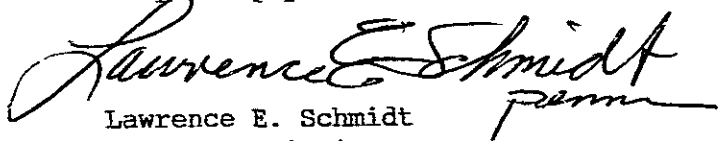
Property: 2715 Placid Avenue
Case No. 99-55-A

Dear Mr. Reitenauer:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,


Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
encl.





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2715 PLACID AVENUE

which is presently zoned Residential DR-2

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 208.2 (1966 BCZR REGS.)

TO PERMIT A FRONT BLDG. ADDITION SETBACK OF 20 FT. IN LIEU OF 30'
TO A FRONT PROPERTY LINE.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. odd shape of property dimension size.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

City

Name, Address and phone number of representative to be contacted

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: VL

DATE: 8/3/98

ESTIMATED POSTING DATE: 8/16/98



Printed on Recycled Paper

99-55-A

ITEM #: 55

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2715 PLACID AVENUE
address
BALTIMORE MARYLAND 21234
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

- ① THE ASYMMETRICAL DIMENSIONS OF MY PROPERTY PROHIBITS ME FROM MEETING THE "30 FOOT FROM PROPERTY LINE RESTRICTION". THE PROPOSED ADDITIONS FALLS, AT ONE CORNER, 4 FEET SHORT. (BEDROOM + BATH EXPANSION).
- ② I NEED AN ADDITIONAL GARAGE FOR CAR PROTECTION AND STORAGE SPACE FOR MY VEHICLES.
- ③ THE PROPOSED MASTER BEDROOM + BATH EXPANSION WOULD PROVIDE NEEDED LIVING SPACE, INCREASE.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Raymond A. Reitenauer, Jr.
(signature)
RAYMOND A. REITENAUER, JR.
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of August, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Raymond A. Reitenauer, Jr.

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

August 1, 1998
date

NOTARY PUBLIC

My Commission Expires: September 1, 1999

A-22-PP

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2715 PLACID AVENUE
address
BALTIMORE MARYLAND 21234
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

- ① THE ASYMMETRICAL DIMENSIONS OF MY PROPERTY PROHIBITS ME FROM MEETING THE "30 FEET FROM PROPERTY LINE RESTRICTION". THE PROPOSED ADDITION FALLS, AT ONE CORNER, 4 FEET SHORT. (BEDROOM + BATH EXPANSION)
- ② I NEED AN ADDITIONAL GARAGE FOR CAR PROTECTION AND STORAGE SPACE FOR MY VEHICLES.
- ③ THE PROPOSED MASTER BEDROOM + BATH EXPANSION WOULD PROVIDE NEEDED LIVING SPACE INCREASE.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Raymond A. Reitenauer, Jr.
(signature)
RAYMOND A. REITENAUER, JR.
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of August, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Raymond A. Reitenauer, Jr.

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

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August 1, 1998
date

NOTARY PUBLIC

My Commission Expires: September 1, 1999

A-22-PP



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2715 PLACID AVENUE

which is presently zoned Residential DR 2

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 208.2 (1966 BCZR REOS)

TO PERMIT A FRONT BLDG. ADDITION SETBACK OF 20' IN LIEU OF 30'
TO A FRONT PROPERTY LINE.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. ODD SHAPE OF PROPERTY DIMENSIONS / SIZE.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s).

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY:

DATE

ESTIMATED POSTING DATE:

Printed with Soybean Ink
on Recycled Paper

ITEM #:

55

99-55-A

ZONING DESCRIPTION
2715 PLACID AVE.

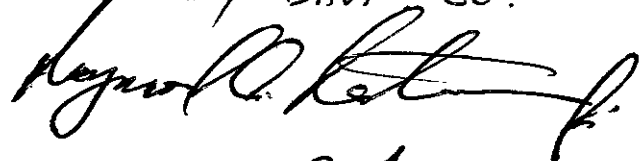
#55

SOUTH WEST

~~SOUTH~~ SIDE OF PLACID AVE, 170' WEST FROM THE C/L OF
MONTEGO AVE ~~TO~~ ^{ALONG} THE SOUTH SIDE OF PLACID AVE TO
THE S/W SIDE OF THE PLACID AVE CUL-DE-SAC THENCE
100 FT ALONG THIS SIDE OF THE CUL-DE-SAC TO LOT #2
BLOCK A SECT. #2 ~~OF~~ OF SUNRISE HILLS IN MIS JAN ESTATES P.B. 31/119.
PLACID AVE BEING A 60 FT RW, MONTEGO AVE BEING A 50 FT RW.

LOT SIZE 10,000 SQ. FT. ±

I AM RESPONSIBLE FOR THIS
INFORMATION ACCURACY AS
WRITTEN BY BALTO CO.



3 Aug 98

99-55-A

00-22-4

ZONING DESCRIPTION FOR 2715 PLACID AVENUE

Beginning at a point on the SOUTH side of PLACID AVENUE which is 60 feet wide at the distance of 275 feet WEST of the centerline of the nearest improved intersecting street MONTEGO AVENUE that is 50 feet wide. Being Lot # 2 Block A Section # 2 in the subdivision of Sunrise Hills in Mis-Jan Estates as recorded in Baltimore County Plat Book # 31 Folio # 119 containing approximately 14,000 square feet. Also known as 2715 PLACID AVENUE and located in the 9th Election District , 6th Councilmanic District.

BALTIMORE COUNTY, MA
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

AND

JL #55

No. 056104

DATE

8/3/98

ACCOUNT

ROOM 150

AMOUNT \$

50.00

RECEIVED
FROM:

REITERAUER

FOR:

RV FILING

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME

8/03/1998 8/03/1998 10:49:46

PER USD CASHIER CLERK ONE

E MISCELLANEOUS CASH RECEIPT

RECEIPT P 000036

OR NO. 006104

50.00 CASH

Baltimore County, Maryland

99-55-A

CASHIER'S VALIDATION

CERTIFICATE POSTING

RE: Case No. 99-55-A

Petitioner/Developer: RITTENHAUER, ETAL

Date of Hearing/Closing: 8/31/98

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

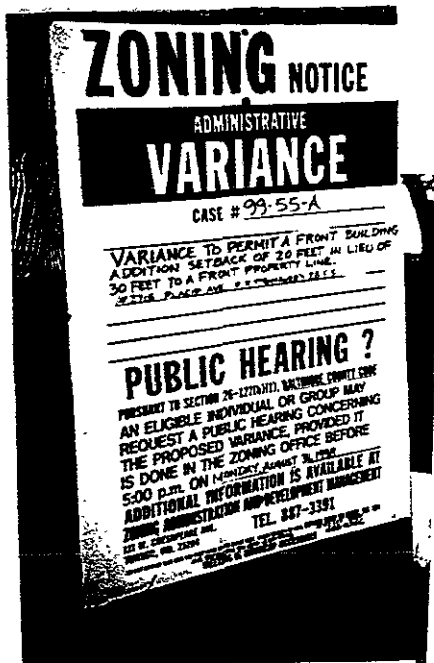
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #2715 PLACID AVE.

The sign(s) were posted on

8/15/98

(Month, Day, Year)



Sincerely,

Patrick M. O'Keefe 8/20/98

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)

99-55A
2715 PLACID AVE
RITTENHAUER

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 99- 55 -AAddress 2715 PLACID AVE.Contact Person: JOHN LEWIS
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 8/3/98Posting Date: 8-16-98Closing Date: 8-31-98

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet 0to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**Case Number 99- 55 -AAddress 2715 PLACID AVE.Petitioner's Name REITENAUERTelephone 665 7078 #Posting Date: 8/16/98Closing Date: 8/31/98 668 7107 WWording for Sign: TO PERMIT TO PERMIT A FRONT BUILDING ADDITION SETBACK OF
20 FT. IN LIEU OF 30 FT. TO A FRONT PROPERTY LINE.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-55-A
Petitioner: RAYMOND A. REITENAUER, JR
Address or Location: 2715 PLACID AVE BALCO. MD. 21234

PLEASE FORWARD ADVERTISING BILL TO:

Name: RAYMOND A. REITENAUER, JR
Address: 2715 PLACID AVE
BALCO. MD. 21234

Telephone Number: HOME (410) 665-7078 / WORK (301) 688-7107

INTEROFFICE CORRESPONDENCE

Date: August 21, 1998

SUBJECT: Zoning Advisory Committee Meeting
for August 24, 1998
Item No. 055

Baltimore County maintains a 10-foot-wide drainage and utility easement containing an 18-inch diameter R.C.C.P. storm drain pipe along the north property line of this site.

County policy prohibits the construction of any permanent structure within a designated utility easement.

cc: File

ZONE0824.055

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

DATE: Aug 21, 98

SUBJECT: Zoning Advisory Committee
Meeting Date: Aug 17, 1998

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 55 61
56 65
57
58
59
62
64
66
67

RBS:sp

BRUCE2/DEPRM/TXTS8P



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 8-14-94
Item No. 055 JLL

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

P. J. Gredlein
for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 2715 PLACID AVENUE

see pages 5 & 6 of the CHECKLIST for additional required information

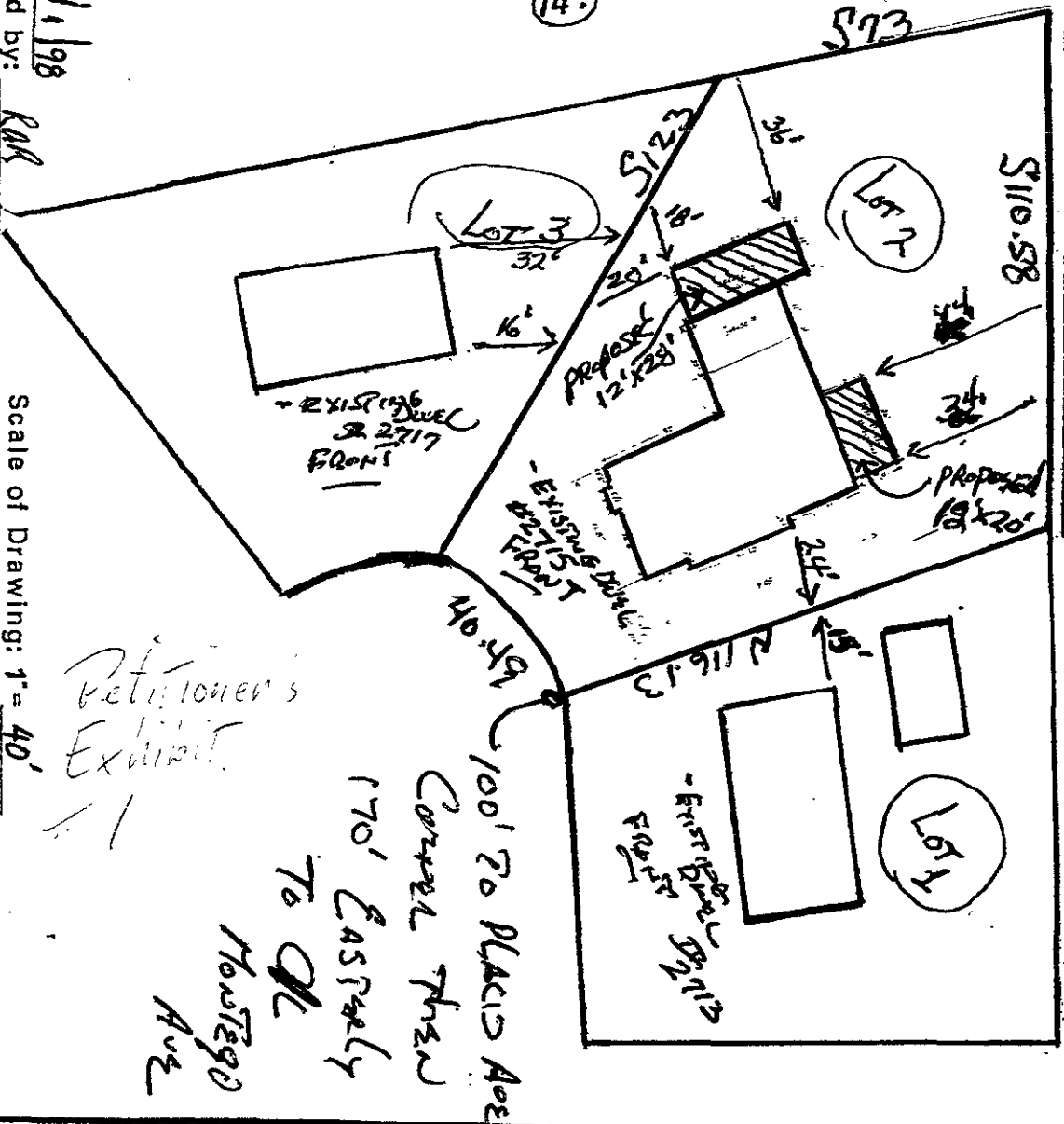
Subdivision name: MIS-TAN ESTATES

plat book # 31, folio # 119, lot # 2, section # 2

OWNER: RAYMOND A. REITENAUER JR.

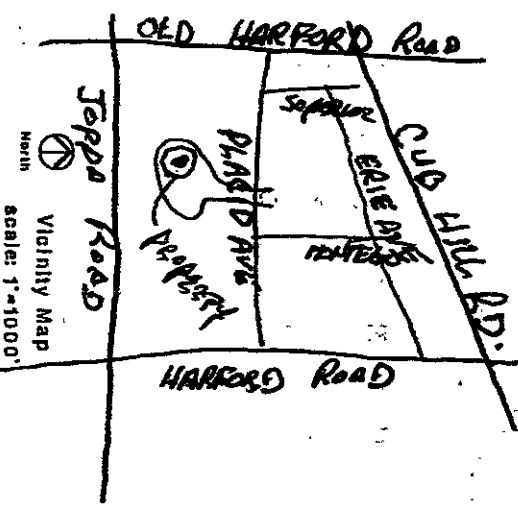
North
date: 7/1/98
prepared by: KAR

Scale of Drawing: 1" = 40'



Petitioner's Exhibit

100' 70' PLACID AVE
Corner then
170' EASINGLY
TO
HOLTEGO
Ave



LOCATION INFORMATION

Election District: 09
Councilmanic District: 6

1"=200' scale map: NE-10E

Zoning: DR-2
Lot size: 0.25 acreage square feet

SEWER: ☒ public ☐ private
WATER: ☒ yes ☐ no
Chesapeake Bay Critical Area: ☐ yes ☒ no
Prior Zoning Hearings:

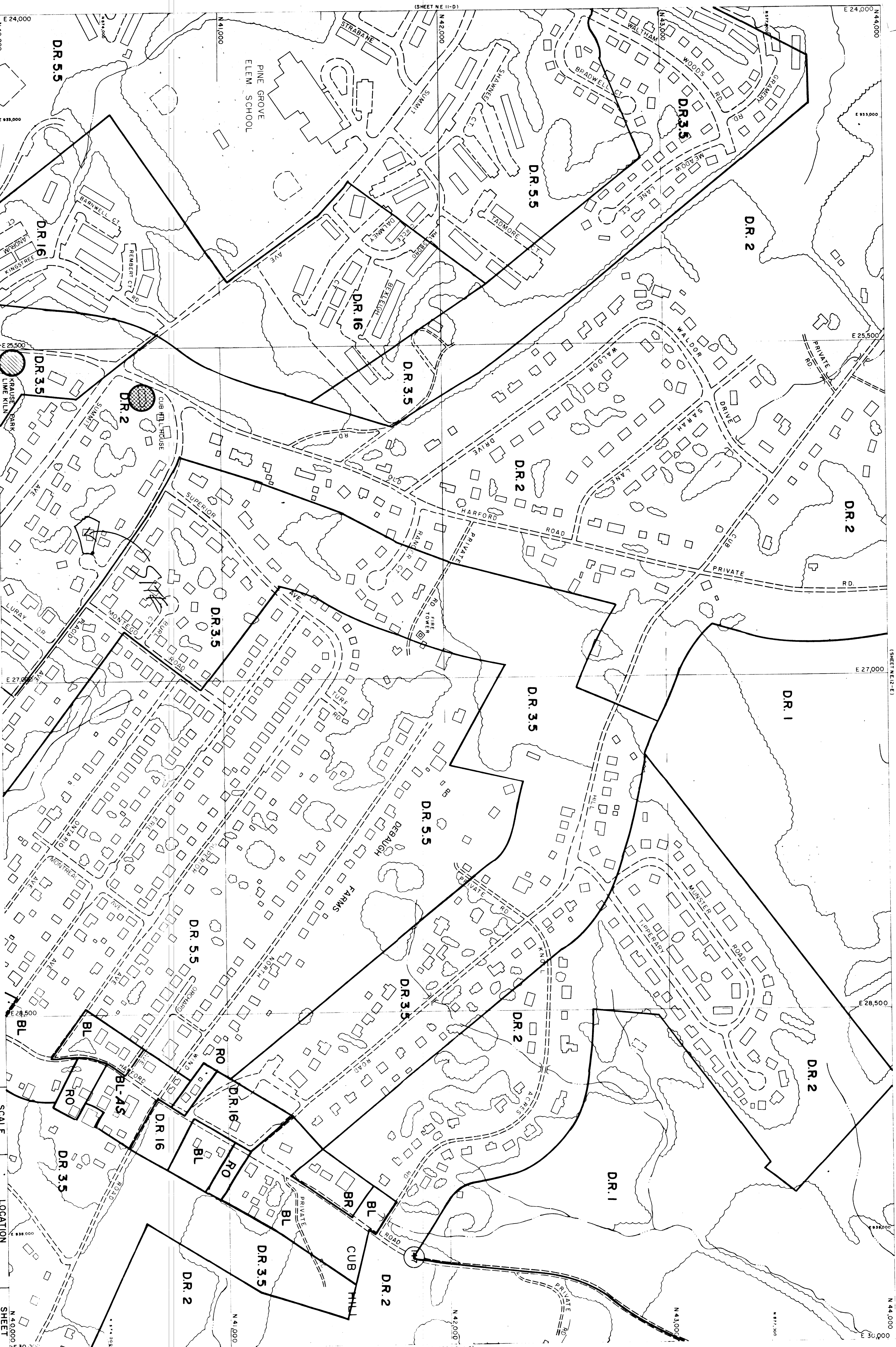
Zoning Office USE ONLY

reviewed by: 55 ITEM #: CASE#:

99-55-A



99.55-A



THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-JOHN, INC. BALTIMORE, MD. 21210

R - SE Q - SW
N - NE M - NW

1986 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
ON 11/04/86, 12/08/86, 12/09/86, 12/14/86, 12/15/86
Bill No. 125-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

Karin Kammerly
Baltimore County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

99-55-A

SCALE 1" = 200' ±	LOCATION CUB HILL	SHEET N.E. 11-E
DATE OF PHOTOGRAPHY JANUARY 1986		



65
**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP**

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	CUB HILL	N.E. II-E
DATE OF PHOTOGRAPHY JANUARY 1966		